

4th Avenue	Starting Balance	Jan 1-7, 2023	Jan 8-14, 2023	Jan 15-21, 2023	Jan 22-28, 2023	Jan 29- Feb 4, 2023	Feb 5-11, 2023	Feb 12-18, 2023	Feb 19-25, 2023	Feb 26- Mar 4, 2023	Mar 5-11, 2023	Mar 12-18, 2023	Mar 19-25, 2023	Mar 26- Apr 1, 2023
INCOME														
GROSS POTENTIAL RENT		\$ 22,668				\$ 25,868				\$ 29,068				\$ 32,268
EFFECTIVE RENTAL INCOME (COLLECTED INCOME)		\$ 13,731	\$ 1,874	\$ 1,737	\$ 602	\$ 20,048	\$ 2,489	\$ 1,737	\$ 653	\$ 22,528	\$ 1,874	\$ 1,327	\$ 438	\$ 25,008
EXPENSES														
Repairs & Maintenance & Rehab		\$ 450	\$ 7,950	\$ 10,450	\$ 15,465	\$ 7,975	\$ 30,500	\$ 20,525	\$ 10,535	\$ 555	\$ 565	\$ 565	\$ 585	\$ 605
Property Legal and Professional Fees			\$ 335							\$ 335				\$ 335
Property Management (8% gross rents collected)				\$ 1,436				\$ 1,994				\$ 2,093		
General & Admin					\$ 100				\$ 100				\$ 100	
Marketing		\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25
Travel, Misc						\$ 250				\$ 250				\$ 250
Landscaping		\$ 275	\$ 275	\$ 275	\$ 275	\$ 275	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350
Make-Ready		\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 260	\$ 275	\$ 275	\$ 275	\$ 275	\$ 300	\$ 300	\$ 300
Utilities (Water, Sewer, Gas, Electric, Trash)				\$ 3,335		\$ 885		\$ 4,705		\$ 875		\$ 3,825		\$ 940
Insurance		\$ 2,200				\$ 2,200				\$ 2,200				
Property & Entity Taxes		\$ 300	\$ 10,120			\$ 300				\$ 300				\$ 300
OPERATING EXPENSES		\$ 3,500	\$ 18,955	\$ 15,771	\$ 16,115	\$ 12,160	\$ 31,135	\$ 27,874	\$ 11,285	\$ 5,165	\$ 1,215	\$ 7,158	\$ 1,360	\$ 3,105
ECONOMIC NOI		\$ 10,231	\$ (17,081)	\$ (14,034)	\$ (15,513)	\$ 7,888	\$ (28,646)	\$ (26,137)	\$ (10,632)	\$ 17,363	\$ 659	\$ (5,831)	\$ (922)	\$ 21,903
Capital Reserves (5%)		\$ 687	\$ 94	\$ 87	\$ 30	\$ 1,002	\$ 124	\$ 87	\$ 33	\$ 1,126	\$ 94	\$ 66	\$ 22	\$ 1,250
Asset Management (2.5% gross revenues)				\$ 449				\$ 623				\$ 654		
Restructuring Expenses		\$ 5,000		\$ 17,000		\$ 5,000				\$ 5,000				\$ 5,000
DEBT SERVICE		\$ 14,168				\$ 14,168				\$ 14,168				\$ 14,168
CASH FLOW		\$ (9,623)	\$ (17,175)	\$ (31,569)	\$ (15,543)	\$ (12,282)	\$ (28,770)	\$ (26,847)	\$ (10,665)	\$ (2,931)	\$ 565	\$ (6,552)	\$ (944)	\$ 1,485
CAPITAL BALANCE	\$ 195,000	\$ 186,063	\$ 168,982	\$ 137,500	\$ 121,987	\$ 110,707	\$ 82,061	\$ 55,301	\$ 44,669	\$ 42,864	\$ 43,523	\$ 37,037	\$ 36,115	\$ 38,850

Ex. A